Revision F - Updated 03.09.13

Mt COTTON - STAGE 10

VOGUE SPECIFICATION

PRODUCTS SPECIFIED ARE BUILDERS STANDARD RANGE AND ARE SUBJECT TO CHANGE AT ANY TIME WITH EQUIVALENT PRODUCT

Doors

EXTERNAL DOORS	CUSTOM JOINERY DOORS CLEAR TIMBER FINISH.

OBSCURE GLASS PANELS

REFER TO DWELLING SCHEDULE FOR TYPE AND ALLOCATIONS

LAUNDRY DOOR	HUME 1/2 CLEAR GLASS TEMPERED HARD BOARD
INTERNAL DOORS	FLUSH PANEL – PAINT FINISHED

LINEN	FLUSH PANEL - PAINT FINISH OR SLIDING VINYL ROBE DOORS WITH SATIN CHROME FRAME
INTERNAL SLIDERS	FLUSH PANEL - PAINT FINISH
ROBES (ALL BEDROOMS)	MASTER - FRAMELESS MIRROR SLIDING ROBE DOORS OTHER BEDROOMS - SATIN CHROME FRAMED MIRROR SLIDING ROBE DOORS
SKIRTING	67 x 11 – TIMBER, SPLAYED – PAINT FINISH
ARCHITRAVE	42 x 11 – TIMBER, SPLAYED – PAINT FINISH
STAIRS (WHERE APPLICABLE)	CARPETED TIMBER STAIRCASE
BALUSTRADE HANDRAIL	STAINGRADE TIMBER
BALUSTRADE	16mm SQUARE ALUMINIUM (POWDER COATED)

CABINETRY

KITCHEN	AS PER INDIVIDUAL PLANS AND COLOUR SCHEMES
BENCHTOP	QUANTUM QUARTZ – 20MM SQUARE EDGE ALL BENCHTOPS 600 MM / SERVERIES 800MM WIDE
FEATURE GABLE ENDS TO FLOOR:	QUANTUM QUARTZ – 20MM SQUARE EDGE
CUPBOARDS, GABLES & DOORS:	LAMINATE, FLUSH PANEL, SQUARE EDGE
DRAWERS, EXHAUST PANEL OVER COOKTOP &OVEN BELOW, PANTRY DOORS & OPEN SHELVING IF APPLICABLE:	LAMINATE, SQUARE EDGE
FRONT FASCIAS TO BREAKFAST BENCH & ISLAND BENCHES:	LAMINATE - SINGLE FLUSH PANEL
HANDLES:	STEFANO Orlati 1092-128 MC MATT CHROME - FIX HORIZONTALLY

KICK:	FORMEX, BRUSHED ALUMINIUM, STANDARD KICK
SPLASHBACK:	TILED (REFER INTERNAL COLOUR SCHEME)

ENSUITE	DOUBLE SINK IF OPTION INCLUDED IN DESIGN. REFER INDIVIDUAL SALES PLANS
VANITY TOPS	QUANTUM QUARTZ – 20MM SQUARE EDGE
GABLES VANITY DOORS, DRAWERS & OPEN SHELVING:	LAMINATE, FLUSH PANEL, SQUARE EDGE, FASCIA FLUSH WITH TOP
HANDLES:	STEFANO Orlati 1092-128 MC MATT CHROME - FIX HORIZONTALLY
KICK:	FORMEX, BRUSHED ALUMINIUM, STANDARD KICK

BATHROOM	
VANITY TOPS	QUANTUM QUARTZ – 20MM SQUARE EDGE
GABLES VANITY DOORS, DRAWERS & OPEN SHELVING:	LAMINATE, FLUSH PANEL SQUARE EDGE, FASCIA FLUSH WITH TOP
HANDLES:	STEFANO Orlati 1092-128 MC MATT CHROME - FIX HORIZONTALLY
KICK:	FORMEX, BRUSHED ALUMINIUM, STANDARD KICK

HARDWARE / METALWORK

SHOWER SCREENS	SEMI FRAMELESS, SATIN CHROME WITH SMALL CYLINDER KNOB, CHROME Glass - Clear Height - 1950mm U.N.O ON PLANS
MIRRORS:	CLEAR 6MM POLISHED EDGE FRAMELESS - DIRECT STICK

ACCESSORIES

ENSUITE, BATHROOMS & POWDER ROOM GEN X METAL TOILET ROLL HOLDER

GEN X METAL TOWEL RING (POWDER ROOMS ONLY)

ENSUITE & BATHROOMS: GEN X DOUBLE TOWEL RAIL

DOOR FURNITURE

ENTRY DOOR SINGLE:	GAINSBOROUGH TRILOCK - SATIN CHROME
INTERNAL DOORS:	GAINSBOROUGH LIANA - SATIN CHROME
LAUNDRY/GARAGE EXTERNAL DOORS	GAINSBOROUGH LIANA & DEADLOCK - SATIN CHROME
LINEN - HUNG DOOR ONLY	GAINSBOROUGH LIANA - SATIN CHROME
BATHROOM, ENSUITE & POWDER ROOM DOORS:	GAINSBOROUGH LIANA - SATIN CHROME PRIVACY
INTERNAL SLIDER:	GAINSBOROUGH SLIDER SET - SATIN CHROME
DOOR STOPS:	BEDROOMS, ENTRY DOOR - ITW PLATINO - SATIN CHROME MAGNETIC FLOOR & WALL STOP

BALANCE DOORS – WHITE CUSHION STOP 75MM

APPLIANCES

HOT WATER SYSTEM SOLAR HOT WATER SYSTEM

COOKTOP: ELECTRIC WESTINGHOUSE PHP284

WALL/UNDER BENCH OVEN: ELECTRIC WESTINGHOUSE PON667S

RANGEHOOD: CHEF RRE635S 3 SPEED RANGEHOOD 600MM

EXTERNAL

EXTERNAL WALLS REFER CONSTRUCTION SPECIFICATION, BRICKWORK, RENDER, MATRIX CLADDING, STRIA CLADDING AND LINEA CLADDING

SOFFITS - PORCH & HOUSE 4.5mm FIBRE CEMENT SHEETING
SOFFITS - PATIO 10mm WET AREA PLASTERBOARD LININGS

WINDOWS: BRADNAM, COLOUR AS PER EXTERNAL COLOUR SCHEME

GARAGE DOORS: SLIM LINE PROFILE (CONTEMPORARY)

COLORBOND COLOUR AS PER EXT. COLOUR SCHEDULE

RANCH PROFILE (CAPRICE)

COLORBOND COLOUR AS PER EXT. COLOUR SCHEDULE

CLOTHES LINE WALL MOUNT - STANDARD POWDERCOAT (BEIGE)

LETTER BOX (INDIVIDUAL RES) RENDER LOOK LETTERBOX WITH METAL MAIL INSERT

BALCONY & STAIR BALUSTRADING (if applicable) POWDER COATED ALUMINIUM - BUILT TO SUITE DESIGN ON SITE.

INDIVIDUAL LETTER BOX NUMERALS STAINLESS STEEL NUMERALS 75mm HIGH

ELECTRICAL

SEE INDIVIDUAL HOUSE ELECTRICAL PLANS FOR QUANTITIES

EXTERNAL

PARAFLOOD (THORN FLEXIFLOOD)
BUNKER (BRILLIANT 60030)
HAVIAT UP DOWN EXTERIOR WALL LIGHT

INTERNAL

ENTRY FOYER: DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)
TOILET/POWDER: DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)
LAUNDRY: DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)
KITCHEN: WHITE CIRCULAR FLURO (32W MERCATOR MF1532)

ABOVE ISLAND BENCH – LV RECESSED DOWNLIGHT (THORN LVAW50)

LIVING AND DINING: DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)
BEDROOMS & STUDY: DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)
MASTER BEDROOM: DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)
BATHROOM/ENSUITE: DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)
CEILING MOUNTED EXHAUST FAN – WHITE (AIRFLOW CE200) (AS PER PLAN IF APPLICABLE)
GARAGE: DOUBLE FLURO - PIERLITE DB236H

SWITCH PLATES AND GPO'S: CLIPSAL 2000 - WHITE FINISH

TV & DATA POINTS: CLIPSAL 2000 - WHITE FINISH

CEILING FANS (LIVING, FAMILY & BEDROOMS WHERE APPLICABLE) WHITE FINISH (AIRFLOW ACES 48 AL)

HALLWAY & STAIR LANDING (WHERE APPLICABLE) DOWNLIGHT WITH WHITE RIM - ENERGY EFFICIENT (CROMPTON 24588)

TV AERIAL: CHANGES TO SUIT LOCATION - DIGITAL TV SUITABLE
SMOKE DETECTORS: CLIPSAL 755 SMA

SANITARY FIXTURES AND FITTINGS

VANITY BASINS: VIRTUE SQ CUBE SEMI RECESSED BASIN

MIRRORS CLEAR 6MM POLISHED EDGE FRAMELESS - DIRECT STICK TO BOTH ENSUITE AND BATHROOM

BATH POSH KENSINGTON BATH - 1650mm ACRYLIC WHITE

PEDESTAL BASIN (POWDER ROOM): CASSA LUSSO HI FLOW WALL HUNG BASIN & BOTTLE TRAP (TAPWARE SHOWN NOT INCLUDED)

SINK KITCHEN: AFA FLOW DOUBLE BOWL U/MOUNT SINK

LAUNDRY TUB: CABINET MADE UNIT - QUANTUM QUARTZ 20mm SQ. EDGE BENCHTOP POSH SOLUS DROP IN BOWL

REFER INDIVIDUAL PLANS FOR TYP

TOILET: PORCHER CYGNET VITREOUS CHINA COUPLED TOILET SUITE.

FLOOR WASTES: CHROME

SANITARY FIXTURES AND FITTINGS (Cont.)

SINK MIXER: MIZU 1550 PIN GOOSENECK

BASIN MIXER: MIZU 1550 PIN LEVER VANITY BASIN MIXER

BATH MIXER WALL MOUNT: MIZU 1550 PIN LEVER BATH / SHOWER MIXER

BATH SPOUT: GEN X 150mm WALL BATH OUTLET

SHOWER MIXER & RAIL: MIZU 1550 PIN LEVER SHOWER MIXER POSH SOLUS MKII 5 FUNCTION SHOWER ON RAIL

LAUNDRY MIXER MIZU 1550 SINK MIXER

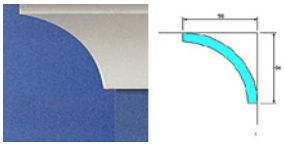
WASHING MACHINE TAP: DURA ARCO RA W/M STOP
DISHWASHER STOP: DURA ARCO RA W/M STOP
H.W.S. ISOLATION TAPS: AS REQUIRED BY MANUFACTURER
EXTERNAL HOSE TAPS: CP HOSE BIB WITH CP BACK PLATE & AIR BREAKER TO COUNCIL REQUIREMENTS

CARPET

AS INDICATED ON PLANS	GODFREY HIRST - EVENDALE & COLORADO RANGE - 10mm UNDERLAY. COLOUR AS PER SCHEME (refer colour selection for details)

INTERNAL WALL LININGS

LIVING AREAS	10mm PLASTERBOARD
BATHROOM & ENSUITE	6mm VILLABOARD
GARAGE	10MM PLASTERBOARD
CORNICES GENERAL:	CSR 90MM PLASTERBOARD PROFILE COVE



INSULATION:	WALL WRAP (R VALUE 1.0). REFER TO BERS REPORT FOR ADDITIONAL INSULATION.

PAINTING & DECORATING INTERNAL

REFER TO SEPARATE DULUX PAINTING TRADE SPECIFICTAION
REFER TO INTERNAL COLOUR SCHEME FOR COLOURS AND FEATURE ALLOCATIONS

TILING

LIVING AREAS	REFER TO INTERNAL COLOUR SCHEME AND PLANS
KITCHEN SPLASHBACK	REFER TO INTERNAL COLOUR SCHEME AND PLANS
BATHROOM	REFER TO INTERNAL COLOUR SCHEME AND PLANS
LAUNDRY	REFER TO INTERNAL COLOUR SCHEME AND PLANS
EXTERNAL PATIO	REFER TO INTERNAL COLOUR SCHEME AND PLANS

ROOFING

ROOF	COLOURBOND - REFER TO EXTERNAL COLOUR SCHEME
INSULATION:	R2.5 Ceilings Batts

CONCRETE AND EDGING

EXTERNAL CONCRETING	REFER TO VOGUE EXTERNAL COLOUR SCHEMES FOR EXPOSED AGGREGATE COLOUR. THIS IS APPLICABLE TO DRIVEWAYS, PORCH AND EXTERNAL PATHS. PATIO AREA IS TO BE TILED
GARDEN EDGING	CHARCOAL

FENCING

RETURN FENCE: HORIZONTAL SLATS - COLOUR DULUX VILLA WORLD GUMNUT

BOUNDARY FENCE: 1.8M HIGH FRIENDLY NEIGHBOUR

LANDSCAPING / YARD

FRONT YARD	TURF AND GARDEN BEDS AS PER LANDSCAPING PLANS.
BACK YARD	TURF AND GRAVEL/GARDEN BEDS AS PER LANDSCAPING PLANS.